

District IV Advisory Board Minutes
February 6, 2002
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The District IV Advisory Board meeting was held at 7:00 p.m. at Stanley Neighborhood City Hall, 1749 S. Martinson. In attendance were eight (8) District Advisory Board Members, six (6) City staff, and ten (10) citizens.

Members Present

June Bailey
Jerry McGinty
Wayne Wells
Ed Koon
Iola Crandall
Tom Kessler
Jim Benton
Dorman Blake

Staff Present

Officer Anthony Bamberger, Patrol South
Officer Richard Mellard, Patrol West
Aaron Hamilton, Neighborhood Assistant
Officer Michael Roets, Patrol West
Officer Drew Seiler, Patrol West
Jess McNeely, MAPD

Members Absent

Council Member Bill Gale
Bea Vickers
Paul Ward

Guests

Tara Stout, 510 Hendryx
Janet Reed, 339 N. West St.
Jim Winter, 2625 S. West St. #226
Russ Avery, 315 Ellis
Bill Williams, SWNA
Wanda Gibson, 2625 S. West St. #702
Lawrence Guddle, 2625 S. West St. 702
Irene Armstrong, 1109 Greenfield
Bill Todd, 2810 S. West Street
Garreth Addison, 4620 Esthner

ORDER OF BUSINESS

Call to Order

Board Member Ed Koon called the meeting to order at 7:00 p.m. explaining the purpose of the District IV Advisory Board as community advisors to the District IV City Council Member. He advised the public that the meeting provides them with an opportunity to voice their opinion on City issues.

Approval of Minutes

The minutes of the January 16, 2002 meeting were not yet available for approval. Approval of minutes was deferred to the March 6, 2002 meeting.

Approval of Agenda

The agenda was approved by DAB IV. **Patsy Ellis** of the City Clerk's office swore in the DAB members present.

Public Agenda

The Public Agenda contains requests from members of the public who desire to present matters to the District Advisory Board. Each presentation is limited to a period of five (5) minutes unless extended by the Board.

1. Wanda Gibson, Manager of the Winters Lakeside Manufactured Home Park, a certified Wichita Crime Free Mobile Housing unit, addressed the board about a fence on South West Street and it's effect on the neighborhood. **Gibson** gave a history of the fence and showed a video displaying the level of disrepair it is in. She expressed that it makes the neighborhood look tacky. **Bill Todd**, Senior Vice President of Wescon Facilities, a business in the area, spends money keeping up landscaping on his property but is concerned about the commercial image the salvage fence projects. Cars on regularly parked on the easement and the fencing has gone down in several areas are multiple occasions.

Jess McNeely, MAPD and **Randy Sparkman**, OCI explained that state ordinances don't allow the City to do very many things to improve the image of the fence. Inspectors have been giving notices for years. The City of Wichita is working with State of Kansas to get this changed. Vehicles issued tickets by the city when they are found parked on the easement.

The following are questions asked by the audience and District Advisory Board members. Answers are in italics.

Jim Benton asked if cars are parked on the easement, can the city ticket them?

Bamberger replied yes, if it is not paved.

Is it zoned to be a car lot? *Sparkman replied yes. He also invited speakers to go to The State Representative for the area, Dale Swenson.*

Which property owners does the grandfather clause pertain to? *Sparkman said the entire property is grandfathered regardless of who owns it. There are currently multiple owners. One is now a recycling center.*

Can they be addressed? *Sparkman said non-conforming uses are allowed to go on unless their purpose lessens i.e. turning the salvage yard area and the new use being a shoe store. When he speaks to the owners about the fence, he gets this response from owners, we were here first.*

Dorman Blake noted they are required to screen. *Sparkman replied the new screening minimum is 6 ft fence.*

Wayne Wells sympathized with the local citizens. He suggested they call their local legislators, make copies of the tape for their Senator, and contact the media.

Ed Koon moved to have update on agenda in April.

Iola Crandall asked when you ticket them is there a fine? ***Sparkman** explained there are two options: a) pay fine b) fight it in court. Fines are typically \$50 to \$500 fine, \$100.00 court cost.*

Blake can fines be raised? *Yes, they went up recently.*

Irene Armstrong asked for clarification. Would the businesses being ticketed go to environmental court? *Yes.*

Jim Benton asked if fines could be raised? **Jim Winter** 2625 S. West St Lot 326, said they are not concerned with land use but rather what is good repair and who defines what good repair is? ***Sparkman** explained the City doesn't have power over this that he does over newer construction.*

Wanda Gibson noted if zoning laws say it has to be the same as when it was brought into the city, the fence has to be attached to be consistent.

Ed K moved DAB IV revisit the item at the April 2002 meeting for follow up from **Randy Sparkman** and the Community Police. June 2nd = 8 to 0 vote. **Aaron H** – Have Senator Feliciano and whomever Representative is and bring in property owner.

Action: The Board recommended revisiting the item by a vote of 8:0 (Koon: Bailey).

Irene Armstrong updated the board on Southwest Neighborhood Association's installation of a flagpole in the Westway shopping center. They are having a ceremony coinciding with their South Seneca Parade.

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Jim Benton asked who is putting the flag up daily? ***Armstrong** explained it will be lit so it is not necessary to raise and lower daily.*

Where will the lights be located in the parking lot? *There are four pads they are considering.*

June Bailey asked is it just the U.S. flag? *Yes, but, they would like to hang the Kansas flag also.*

Public Works Agenda

2. No items were submitted.

Planning Agenda

3. **ZON2001-00076, CON2001-00068** – A requested zone change from “SF-5” Single Family Residential to “LC” Limited Commercial west of north West Street between 2Nd and 3rd Streets (323 N. West Street). **Jess McNeeley** from MAPD presented the case. The owner is looking to expand motorcycle sales (K & M Motorcycles). They are also looking to replat the property. **Staff recommends approval for both cases** as they are in character with the surrounding area. Zoning should not negatively affect the neighbors. Visual screening is required as per zoning ordinance. There will be more parking, better lighting, less noise, no outdoor speakers, no repair work on site, signs fall into code, and no test driving of vehicles will take place on site.

The following are questions asked by the audience and District Advisory Board members. Answers are in italics.

June Bailey noted the area behind the property is currently used to ride bikes according to some residents. How far back will the property go? ***Gary Addison** from Smith Construction is doing some engineering on the project. There was formerly a government subsidized 4-wheel training area. **Janet Reed** said no riding would take place except by mechanics on the current site but not on the new property.*

Bailey asked if driving would be on pavement or dirt? ***Janet** said there is possibly property being purchased adjoining the property in question so they cannot have dirt on it.*

Jerry McGinty would this prohibit car sales in the future? ***McNeeley** said that would be limited by the current site plan.*

Bailey asked if it was taken into consideration the future plans to widen West St.? *Platting will address this and yes, it was considered.*

Action: The Board recommended approval, as proposed by staff by a vote of 7:0 (Bailey: Benton; Blake abstained as he is a member of the Metropolitan Area Planning Commission).

Board agenda

4. **No items were requested for this meeting.**

Announcements

5. This time is for members to make announcements of any projects their neighborhoods may be working on or has completed within the last month.

Wayne Wells asked if DAB IV could have access to a video shown to MAPC before their January 24, 2002 meeting? He got message it was being shown after January 24, 2002. The video is called “Save Our Land, Save Our Towns”. It is a PBS-type of report,

aimed at a lay audience, and it runs just short of an hour. MAPC purchased it as an education piece for the MAPC and other interested parties. **Wells** also requested a report on how the City will be spending CDBG money and a schedule of CDBG projects.

Ed Koon reported he attended a CSBG meeting. He also noted United Way Laid Off Workers guides are available through Stanley Neighborhood City Hall. **Koon** requested a copy be sent to all DAB IV members. He also attended a grant-hearing meeting. Results this year were similar to last years. The committee meets next Wednesday to make committee recommendations that are passed on to the City Council.

Iola Crandall announced Sunflower Neighborhood Association meets February 7, 2002. Crime Stoppers will present and they will get an update on the Lights On St. Paul. They have applied for a neighborhood clean up.

June Bailey announced Orchard Breeze meets February 7, 2002. **Bailey** gave an update on the Wichita Assembly. She found it inspirational. A Task Force was created to deal with where to put parole violators. There is the possibility of Community Parole Officers similar to Community Police Officers being instituted in future. She feels this will be helpful for neighborhood associations.

Officers Seiler is riding patrol. He is working on the salvage yard issues and assured DAB IV he can is ticketing cars parked on the easement. He is also working on a bike unit. He is working with schools on traffic enforcement and child intervention.

Officer Bamberger announce February 16, 2002, he will be helping with child safety seats. Eight of every ten are installed improperly.

Bill Williams called MAPC about agenda items and asked them to postpone a Planning case, which has been accomplished.

Tara Stout, President of McCormick Neighborhood Association, thanked **Wayne Wells** and **Aaron Hamilton** for our help.

With no other business, the meeting was adjourned at approximately 9:00 p.m.

Respectfully Submitted,

Aaron Hamilton, Neighborhood Assistant
District IV